

067.0

0004

0015.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel
734,900 / 734,900

USE VALUE:

734,900 / 734,900

ASSESSED:

734,900 / 734,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City	
103		SUMMER ST, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	HOLDEN JOHN R &	
Owner 2:	HOLDEN GERALDINE C	
Owner 3:		

Street 1:	103 SUMMER STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	COUGHLIN EDWARD /DIANNE/TRS -
Owner 2:	COUGHLIN TRUST/L EST -
Street 1:	59 CLOVER ROAD
Twn/City:	WEST YARMOUTH
St/Prov:	MA
Postal:	02673

NARRATIVE DESCRIPTION	
This parcel contains 5,996 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 1792 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo
Street
Gas:

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	5996	Sq. Ft.	Site	0	70.	0.90	11				Med. Tr	-10					377,926						377,900	

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IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct
101		5996.000	353,600	3,400		377,900	734,900				43045
											GIS Ref
											GIS Ref
											Insp Date
											10/02/18

1 of 1

CARD

ARLINGTON

APPRAISED:

734,900 / 734,900

USE VALUE:

734,900 / 734,900

ASSESSED:

734,900 / 734,900

Entered Lot Size
Total Land:
Land Unit Type:

!5745!

USER DEFINED

Prior Id # 1:	43045
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	20:35:22
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		Parcel ID		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
COUGHLIN EDWARD	65865-287		8/5/2015	Estate/Div	413,250
COUGHLIN EDWARD	48467-296		11/9/2006	Family	1
	11545-491		7/26/1968		No No N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2018	1022	Redo Bat	10,000	C				
6/22/1992	260	Manual	2,300					REPLACE 14X14 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	CC	Chris C
5/26/2009	Measured	189	PATRIOT
4/24/2009	Meas/Inspect	372	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:														
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C - Average	Year Blt: 1930	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	
Jurisdct:		Fact: .	Const Mod:	Fpl: 1	Rating: Average	WSFlue:	Rating:	Totals	RMS: 7	BRs: 3	Baths: 2	HB					
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRs	FL	Interior:	1	7	3	
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Name:				Additions:				M	Kitchen:				
Bsmnt Flr: 12 - Concrete	Subfloor:				Total:	18.6	%	Baths:					Electric:				
Bsmnt Gar:								Plumbing:					Heating:				
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S						General:					Totals	1	7	3	
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	# Heat Sys: 1	% Heated: 100	Basic \$ / SQ: 130.00	Size Adj.: 1.23593748	Const Adj.: 0.98990101	Adj \$ / SQ: 159.049	Rate	Parcel ID	Typ	Date	Sale Price					
Solar HW: NO	% Com Wall:	% AC:		Other Features: 82500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:										
% Sprinkled:				LUC Factor: 1.00	Adj Total: 434365	Depreciation: 80792	Depreciated Total: 353573	WtAv\$/SQ:		AvRate:		Ind.Val	Juris. Factor:		Before Depr:	159.05	
												Special Features: 0		Val/Su Net:	107.71		
												Final Total: 353600		Val/Su SzAd	197.32		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:					PARCEL ID 067.0-0004-0015.0				
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y		112X18	A	AV	1930	26.57	T	40	101			3,400		3,400
More: N	Total Yard Items:	3,400		Total Special Features:			Total:	3,400		IMAGE AssessPro Patriot Properties, Inc							